

Agenda

PLANNING COMMISSION REGULAR TUESDAY, April 8, 2025 at 5:30 P.M. Hybrid Meeting

I. Commission Pre-Meeting (Agenda discussion(s))

Beginning: 5:00 p.m.

Location: (NDS Conference Room, 610 East Market Street, Charlottesville, VA 22902)

II. Commission Regular Meeting

Beginning: 5:30 p.m.

Location: (Council Chambers, 605 E. Main Street, Charlottesville, VA 22902 and Electronic/Virtual)

A. COMMISSIONERS' REPORTS

B. UNIVERSITY REPORT

C. CHAIR'S REPORT

D. DEPARTMENT OF NDS

E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

F. CONSENT AGENDA

(Items removed from the consent agenda will be considered at the end of the regular agenda)

1. Minutes – February 25, 2025 – Special Meeting

III. PLANNING COMMISSION PUBLIC HEARING

Beginning: 6:00 p.m.

Continuing: until all public hearings are completed

Format: (i) Staff Report, (ii) Applicant, (iii) Hearing

1. Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Funding: Draft Program Year 2025-26 Annual Action Plan.

The Planning Commission will be considering projects to be undertaken as part of the proposed Program Year 2025-26 Annual Action Plan (PY25) for the CDBG and HOME programs. Staff from the Office of Community Solutions (OCS) and the Thomas Jefferson Planning District Commission (TJPDC) will be presenting funding recommendations for activities designed to address a wide range of community development goals, including economic and workforce development, public service projects that benefit low- and moderate-income citizens, improvements to public facilities and infrastructure, and fair and affordable housing. The United States Department of Housing and Urban Development (HUD) has not yet informed the City of new funding to be made available for these programs but based on Program Year 2024-25 funding, the City anticipates approximately \$400,000 in HUD funds for CDBG and approximately \$98,000 for HOME. A 30-day period for public comment will commence on May 1 and run through June 1, 2025. The draft Annual Action Plan is also scheduled to be presented at public hearings before City Council on Monday, April 21 and Monday, May 5, 2025. Members of the public are invited to provide written comment on the proposed PY25 Annual Action Plan in writing to CDBG/HOME Taskforce, City of Charlottesville City Hall, P.O. Box 911, Charlottesville, Virginia 22902 or via email to warna@charlottesville.gov.

2. **PL-25-0027 – 401 Ridge St - Special Use Permit** – The applicant, Andrew Jenkins, is requesting a Special Use Permit (SUP) pursuant to Sections 34-5.2.1.D. General Public Notice and Hearing Requirements, 34-5.2.14. Special Use Permit, 34-3.2.2 Permitted Use Table, and 34- 3.3.4.C.1.

Commercial Uses of the Development Code of the City of Charlottesville (“Code”) for the following property (“Property”):

Parcel Number: 290132000, 401 Ridge Street, Charlottesville, VA, 22902

The purpose of this SUP is for General Lodging (up to 10 guests) in an R-C zoning district for a Bed and Breakfast. The Bed and Breakfast will have a total of five bedrooms and no exterior changes are being proposed as part of this application. The property is approximately 0.31 acres with road frontage along Ridge Street and side street frontage along Dice Street. The Comprehensive Land Use Map designates this parcel as Medium Intensity Residential. The property is zoned Residential C (R-C) with an Architectural Design Control District overlay. Information pertaining to this application may be viewed online at <https://www.charlottesville.gov/1077/Agendas-Minutes> (available online at least five days prior to the Public Hearing) or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this SUP request may contact NDS Planner Ben Koby by e-mail (kobyb@charlottesville.gov) or by telephone (434-970-3529).

IV. COMMISSION'S ACTION ITEMS

Beginning: following the hearings

Continuing: until all public hearings and action items are completed

Format: (i) Staff Report, (ii) Applicant, (iii) Hearing (as applicable)

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday May 13, 2025 – 5:00 PM	Pre-Meeting	
Tuesday May 13, 2025 – 5:30 PM	Regular Meeting	<u>Minutes</u> <u>Site Plan</u> –1613 Grove Street Extended

Anticipated Items on Future Agendas

Site Plan –240 Stribling Ave

Subdivision – Seminole/Hillsdale

Entrance Corridor Review - 1185 Seminole Trail

PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE PRIOR TO THE MEETING.

PLEASE NOTE: We are including suggested time frames on Agenda items. These times are subject to change at any time during the meeting.

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3185 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide a 48 hour notice so that proper arrangements may be made.

Planning Commission premeeting and regular meetings are held in person and by Zoom webinar. The webinar is broadcast on Comcast Channel 10 and on all the City's streaming platforms including: Facebook, Twitter, and www.charlottesville.gov/streaming. Public hearings and other matters from the public will be heard via the Zoom webinar which requires advanced registration here: www.charlottesville.gov/zoom. You may also participate via telephone and a number is provided with the Zoom registration or by contacting staff at 434-970-3182 to ask for the dial in number for each meeting.